



County Planning Department Hearing

AGENDA

Road Names
Minor Use Permits
Lot Line Adjustments
Administrative Fine Appeals

MEETING DATE: Friday, April 04, 2014

HEARING OFFICER: Dana Lilley

MEETING LOCATION AND SCHEDULE

The hearing will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey St., Room #D170, County Government Center, San Luis Obispo, CA., on the first and third Fridays of each month. The Board of Supervisors Chambers are located on the corner of Santa Rosa and Monterey Streets.,

Meeting Begins

9:00 a.m.

ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

MATTERS TO BE CONSIDERED

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

CONSENT AGENDA

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):
3. March 21, 2014 PDH DRAFT Minutes
4. Hearing to consider a request by **DAVID KRAUSE** for a Minor Use Permit / Coastal Development Permit to allow for the construction of a 430 square foot detached garage with a 220 square foot storage loft above, and 78 square feet of exterior stairs. The proposed garage is to be located on the east side of the existing 1401 square foot single

family residence. The project will result in the disturbance of approximately 630 square feet of the 7,584 square foot lot. The proposed project is within the Residential Single Family land use category and is located at 2706 Newton Drive, in the community of Cambria. The site is in the North Coast planning area. This project was issued a Class 3 Categorical Exemption.

County File Number: DRC2013-00021
Supervisory District: 2
Cody Scheel, Project Manager

Assessor Parcel Number: 023-235-046
Date Accepted: November 7, 2013
Recommendation: Approve

5. Hearing to consider a request by **MARIO TRAVALINI** for a Minor Use Permit / Coastal Development Permit to allow for the demolition of an existing 144 square foot second story covered deck, and the construction of a new 321 square foot second story covered deck. The existing and proposed deck is attached to the rear of an existing single family residence and will result in the disturbance of approximately 321 square feet of a 4,511 square foot parcel. This Minor Use Permit / Coastal Development Permit would also allow for the existing single family residence to be used as a residential vacation rental, and because the proposed residential vacation rental would be within 50 feet of another/existing residential vacation rental, a modification of the location standard is required. The proposed project is within the Residential Multi-Family land use category and is located at 137 1st Street, in the community of Avila Beach. The site is in the San Luis Bay Coastal planning area. This project is exempt under CEQA and received a Class 3 Categorical Exemption.

County File Number: DRC2013-00019
Supervisory District: 3
Cody Scheel, Project Manager

Assessor Parcel Number: 076-224-016
Date Accepted: February 6, 2014
Recommendation: Approve

6. Hearing to consider a request by **JEFF & SUSAN PICKARD** for a Minor Use Permit that will allow an as-built unpermitted guesthouse to achieve compliance with the County Land Use Ordinance (LUO) and remain on the property. To achieve compliance, the current 858 square foot guesthouse will be reduced to 600 square feet of habitable space. Modification of the location standard of section 22.30.410 E.2. of Title 22, Land Use Ordinance, requires a guest house be located within 50 feet from the primary residence, is required. The applicant is requesting instead, to allow the as-built guesthouse to be located approximately 83 feet from the primary residence. The applicant has also requested a side setback adjustment from 30 feet to 10 feet. The proposed project is within the Residential Suburban land use category, on a 6.25 acre parcel, located on the east side of Salinas Drive (at 12805 Salinas Drive), approximately ½ mile south of the City of Atascadero. The site is in the Salinas planning area. This project was issued a Class I Categorical Exemption.

County File Number: DRC2012-00092
Supervisory District: 5
Holly Phipps, Project Manager

Assessor Parcel Number: 059-111-023
Date Accepted: December 19, 2013
Recommendation: Approve

ESTIMATED TIME OF ADJOURNMENT: 9:30 a.m.

DONNA HERNANDEZ, SECRETARY PRO TEM
COUNTY PLANNING DEPARTMENT HEARINGS

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Department staff within 72 hours preceding the Planning Department Hearing meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Department staff during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 4 extra copies of documents that they intend to submit to the Planning Department staff during a meeting so that those extra copies can be immediately distributed to all members of the Planning Department staff and other members of the public who desire copies.

DEPARTMENT OF PLANNING AND BUILDING MEETING PROCEDURES

Planning Department Hearings are conducted under the authority of the Hearing Officer. Each item scheduled for public hearing at a Planning Department Hearing will be announced by the Hearing Officer and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Hearing Officer will open the public hearing and will first ask the project applicant (if any) to present any points they feel the Planning Department Hearings should understand about their proposal.
3. The Hearing Officer will ask other interested persons to present any testimony they wish to give about the proposal being considered.
4. The Hearing Officer will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.

RULES FOR PRESENTING TESTIMONY

All persons who wish to present testimony to the Planning Department Hearings in a public hearing must observe the following rules:

1. When beginning to speak, first identify yourself and place of residence. This is required for the public record. Planning Department Hearings are tape recorded.
2. All remarks must be addressed to the Hearing Officer. Conversation or debate between a speaker and a member of the audience is not permitted.
3. Please keep your remarks as brief as possible. When a number of speakers wish to testify on the same project, the Hearing Officer may limit the time for testimony to 3 minutes for individuals and 8 minutes for persons representing a group. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Whenever possible, written testimony should be presented as well as oral. Written testimony can be submitted for Planning Department Hearings consideration in advance of the actual hearing date.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Department Hearings decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices available for the hearing impaired upon request.

ON THE INTERNET

This agenda may be found on the internet at: <http://www.sloplanning.org> under Quicklinks, Meeting Agendas. For further information, please call (805) 788-2947.